## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

13 Barriedale Court, Eltham Vic 3095

#### Indicative selling price

For the meaning	or the meaning of this price see consumer.vic.gov.au/underquoting							
Range betweer	n \$1,600,000		&		\$1,700,0	00		
Median sale p	rice							
Median price	\$1,190,000	Pro	operty Type	Hou	se		Suburb	Eltham
Period - From	26/09/2022	to	25/09/2023		So	urce	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	4 Bainbridge Dr ELTHAM 3095	\$1,592,000	22/07/2023
2	123 Arthur St ELTHAM 3095	\$1,575,000	29/07/2023
3	6 Adecroft Ct ELTHAM 3095	\$1,513,000	20/05/2023

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

26/09/2023 09:26









**Property Type:** House **Land Size:** 1050 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price 26/09/2022 - 25/09/2023: \$1,190,000

# **Comparable Properties**

	4 Bainbridge Dr ELTHAM 3095 (REI)	Agent Comments		
Marker Card	<b>1</b> 5 <b>1</b> 2 <b>2</b> 2	All homes on this report are smaller than 13 – Barriedale Court Eltham 4 Bainbridge Drive also		
	Price: \$1,592,000	did not have a pool or self contained area		
	Method: Auction Sale Date: 22/07/2023			
	Rooms: 8			
	Property Type: House (Res) Land Size: 957 sqm approx			
	123 Arthur St ELTHAM 3095 (REI)	Agent Comments		
Leve stille	<b>4 4 2 2</b>	All homes on this report are smaller than 13 Barriedale Court Eltham 123 Arthur Street did not		
	Price: \$1,575,000	have a pool or a self contained downstairs area		
	Method: Auction Sale Date: 29/07/2023			
Sugar	Property Type: House (Res)			
	Land Size: 878 sqm approx			
	6 Adecroft Ct ELTHAM 3095 (REI/VG)	Agent Comments		
- Man p	<b>1</b> 5 <b>1</b> 3 <b>1</b> 2	All homes on this report are smaller than 13 —— Barriedale Court Eltham 6 Adecroft Court was		
	Price: \$1,513,000	unrenovated and did not have a self contained		
and and a second second	Method: Auction Sale Date: 20/05/2023	downstairs area or a pool		
Her.	Property Type: House (Res)			
	Land Size: 798 sqm approx			

#### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



property data

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